TOWN OF POYGAN
PLANNING AND ZONING
MEETING MINUTES

Poygan Town Hall
8693 Town Hall Road
Wednesday, November 12, 2025 @ 7:00 p.m.

1. **Meeting Called to Order at 7:00pm by Dennis Hohol**
   - **Members present:** Randal Spear, Ronnae Green, Dennis Hohol, Christine Brown (audio only), Tom Jackson
   - **Deputy Clerk:** Susan Schwartz
   - **Zoning Administrator:** Randal Spear
   - **Town Chairman:** Mary Johnson

2. **Pledge of Allegiance**

3. **Workshop for required changes to the Town of Poygan Zoning Ordinance based upon Winnebago County Shoreland Zoning changes**

   The group discussed:
   - Needs that the Town of Poygan Zoning department would need to be able to identify what changes, if any, we would need to add to our Town Zoning Ordinance
   - Current timeline (County would implement their changes as of 11/21 which wouldn't give us enough time
   - Examples of parcels that would need to be looked at
   - Example of changes that might be necessary, possibly including new Zoning Districts to identify Shoreland vs. Non-Shoreland if we need to keep them separated
   - Dennis will send an email to Gordon Hintz, Winnebago Co Executive, asking for more time (see attached) – at least to the end of May 2026.
   - Dennis will send an email to Adam Dorn, Winnebago Co GIS Director asking for the most up-to-date map of Town of Poygan's zoning districts (see attached)
   - Will need to determine next Zoning Board meeting(s) cadence based upon results of emails/conversations with Gordon Hintz and Adam Dorn.

4. **Upcoming Meetings:**

   Planning and Zoning Meeting – December 3, 2025 at 7 pm
   Poygan Town Board Meeting: December 10, 2025 at 7:00 pm
   Planning and Zoning Meeting – December 17, 2025 at 7 pm
   Planning and Zoning Meeting – January 14, 2026 at 7 pm

5. **Adjourn**

   Motion made by Dennis Hohol and seconded by Ron Green to adjourn. Meeting adjourned at 9:15pm.

From: Dennis Hohol <dennishohol@outlook.com>
Sent: Thursday, November 13, 2025 11:49 AM
To: ghintz@winnebagocountywi.gov
Cc: deputyclerk@townofpoygan.gov; Marty Johnson <martyj8291@gmail.com>; clerk@TownofPoygan.gov
Subject: Winnebago County WI Shoreland Zoning & Town of Poygan

11/13/2025

Gordon Hintz

Winnebago County Executive

112 Otter Ave, Suite 423

Oshkosh, WI 54901

Re: Winnebago County Shoreland Zoning Changes

Dear Executive Hintz,

I am writing to you on behalf of the Town of Poygan's Zoning Board. We held a meeting last night with the Zoning Board and Town Chairman, Marty Johnson. You had asked for feedback regarding time to implement changes within Winnebago County Towns who have their own Zoning code.

We will need approximately 4 months to do our work on the Zoning Board to determine necessary changes to our Town's Zoning based upon the changes to Shoreland Zoning that were approved on October 21, 2025 by Winnebago County. After our 4 months of work, we will need about 21 days to publish public notice of changes and hold a meeting to approve our changes. Following that, the County will need about 40 days to implement their process and bring our changes to a vote. In total, we see needing 6 months of effort to get our changes done and implemented by the County. Our work will begin December 3rd and forecast the changes to be fully implemented by the end of May, 2026.

Regards,

Dennis Hohol

Town of Poygan Zoning Chairman

dennishohol@outlook.com

224-723-6428

From: Dennis Hohol <dennishohol@outlook.com>
Sent: Thursday, November 13, 2025 6:59 PM
To: 'adorn@winnebagocountywi.gov' <adorn@winnebagocountywi.gov>
Cc: deputyclerk@townofpoygan.gov; clerk@TownofPoygan.gov; 'Marty Johnson' <martyj8291@gmail.com>
Subject: GIS Updated Map Request for Town of Poygan

Adam Dorn

Winnebago County GIS Administrator

112 Otter Ave

Oshkosh, WI 54901

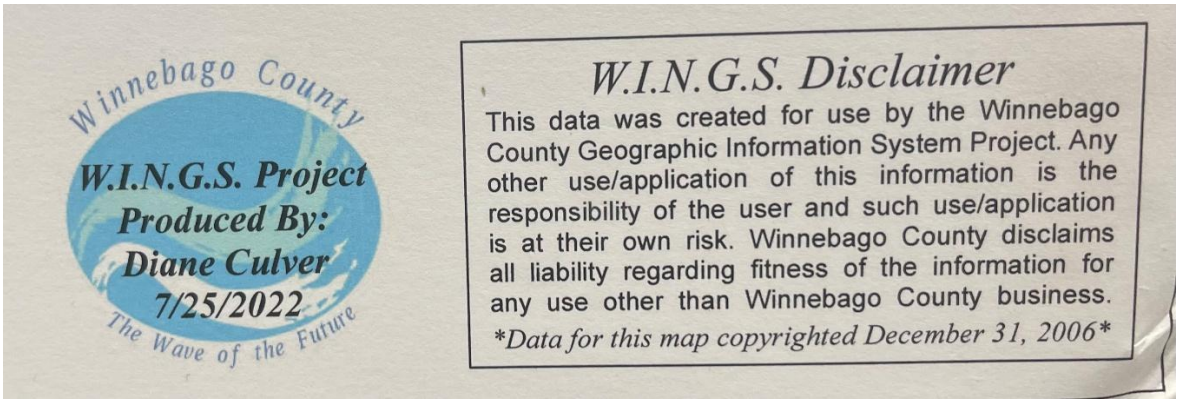
Re: Winnebago County Shoreland Zoning Changes

Dear Mr. Dorn,

I am writing to you on behalf of the Town of Poygan's Zoning Board.

We held a meeting last night with the Town Zoning Board and Town Chairman Marty Johnson.

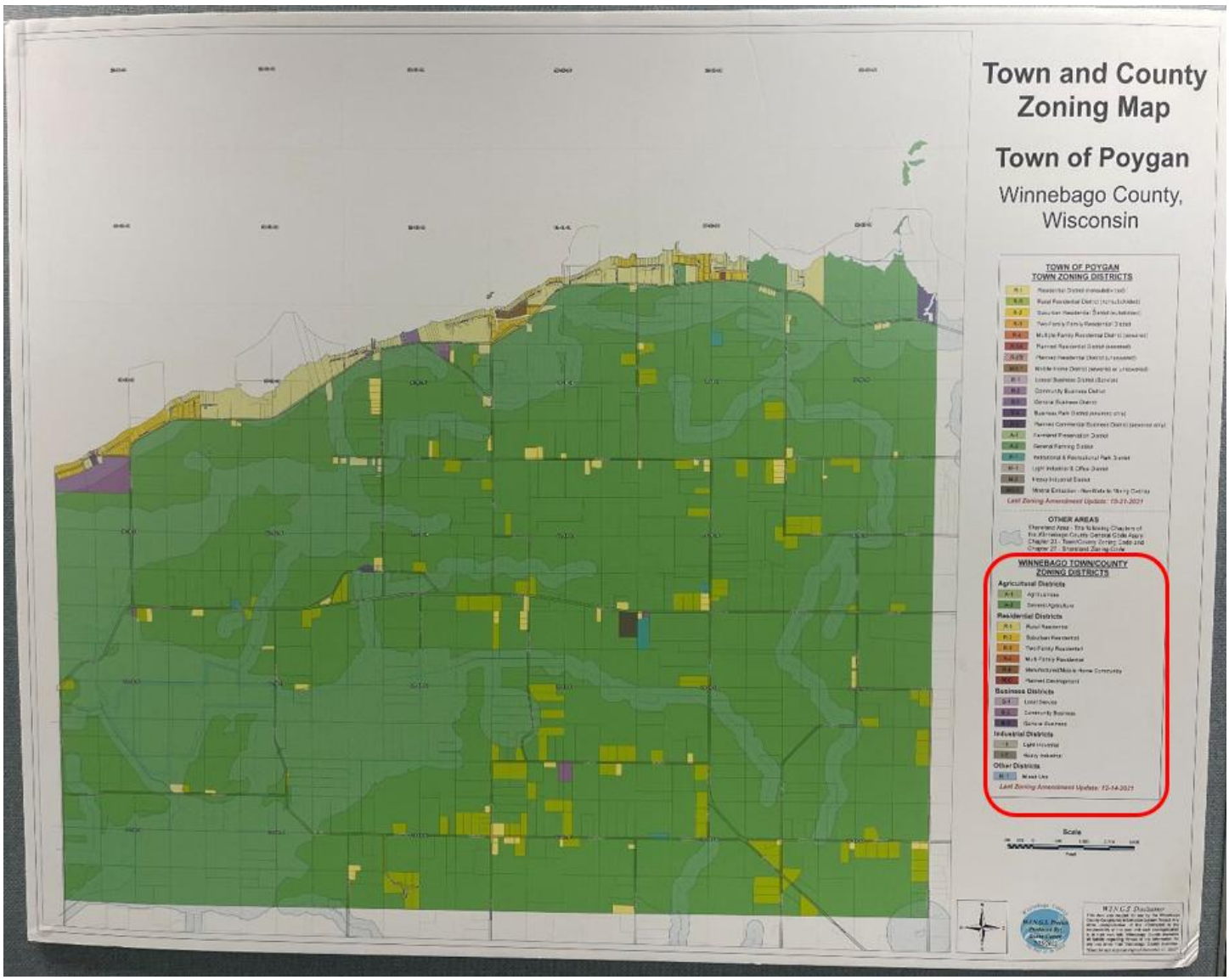
We are requesting a new map be created for the Town (approximately 3' x 4' that was provided to us as of 7/25/2022)



that depicts the Town's Zoning Districts in differing colors (no changes needed in coloring unless your records denote changes since 7/5/2022) like the picture below which was provided to the Town.

We would want the most current Zoning Map for the Town of Poygan as we're unsure that we have the latest version.

We would also like for **Winnebago Town/County Zoning Districts** legend removed (circled in red outline below since the Town will have Districts denoted and since Winnebago County is partially stepping aside) leaving just the TOWN OF POYGAN TOWN ZONING DISTRICTS legend to remain as well as the OTHER AREAS outline of Shoreland Zoning.



Regards,

Dennis Hohol

Town of Poygan Zoning Chairman

dennishohol@outlook.com 224-723-6428